

“The City With a Heart”



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AGENDA PLANNING COMMISSION MEETING

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August 16, 2016

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

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ROLL CALL

PLEDGE OF ALLEGIANCE

- 1. APPROVAL OF MINUTES:** none
- 2. COMMUNICATIONS:** Introduction of San Bruno's new Associate Planner, Megan Wooley-Ousdahl, AICP
- 3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.
- 4. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- 5. PUBLIC HEARINGS:**
 - A. 73 Scott Street** (APN: 014-276-230)
R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow a rear single-story addition and a second-story addition that would add a total of 1,326 square feet of living area to the existing single-family dwelling resulting in a building with 2,382 square feet of living area and 2,781 square feet of gross floor area. The project requires a use permit because it would increase the size of the building by more than 50%, per Section 12.200.030.B.1 of the San Bruno Municipal Code. Architectural Review is also required as the

proposed addition is greater than 1,000 square feet, per Section 12.200.070 of the San Bruno Municipal Code. Ken Ibarra (Applicant) and Praveen Charan (Owner). **UP-16-012.**

B. 1111 Montgomery Avenue (APN: 020-115-060)

Zoning: M-1 (Industrial)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit and an Architectural Review Permit to demolish the detached garage at the rear of the lot and construct a new 1,484 square foot storage building at the rear of the lot that would be used to store contractor materials and include an attached 530 square-foot, two car garage to service the existing single family home that would remain on the site, per Sections 12.96.150.C.d, and 12.108.010.A of the San Bruno Municipal Code. Van Ly (Applicant) and Olivia Wing Lum Luo (Owner) **AR15-006, UP-16-004.**

C. 123 Poplar Avenue (APN: 020-414-210)

R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to add a total of 150 square feet of floor area to the existing single-family dwelling and convert 500 square feet of garage area to living area, increasing the living area to 1,945, above the maximum permitted living area of 1,825 for a one car garage; and increasing the gross floor area from 2,045 square feet to 2,195 square feet, above the maximum of 1,650 square feet permitted, and a floor area ratio (FAR) of 0.73 where an FAR of 0.55 is permitted, per sections 12.200.030.B.2 and 5 of the San Bruno Municipal Code. Sergio Galdamez (Applicant) and Luis Tellez (Owner) **UP16-011.**

D. Affordable Housing Ordinance and Impact Fees.

(City-wide)

Recommended Environmental Determination: Not a project pursuant to CEQA.

Receive report, provide feedback to staff and take public testimony on Residential Impact Fee and Commercial Linkage Fee Nexus Studies demonstrating the impact of new housing or jobs on the need for affordable housing in San Bruno and proposing permissible and reasonable fee levels, and make a recommendation to the City Council regarding adoption of an affordable housing ordinance to replace Chapter 12.230 of the San Bruno Municipal Code and impact fees.

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the September 15, 2016 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on September 20, 2016 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.